



Riverfront Planning Presentation

Middletown
Riverfront Redevelopment
Commission
March 6th , 2013



- 
- 
- Define the area
 - Review opportunities & constraints
 - Developing a Vision and a plan
 - Next Steps



Define the area



Riverfront Area Overview



Arrigoni Bridge Across the Connecticut River



Harbor Park



Harbor Park and Street Under Route 9







Waste Treatment Plant and Omo Superfund Site











Corner of Eastern Drive and River Road









Connecticut Valley Hospital





Past Eastern Drive (Road Closed)











Riverfront Area Overview



Opportunities and Constraints

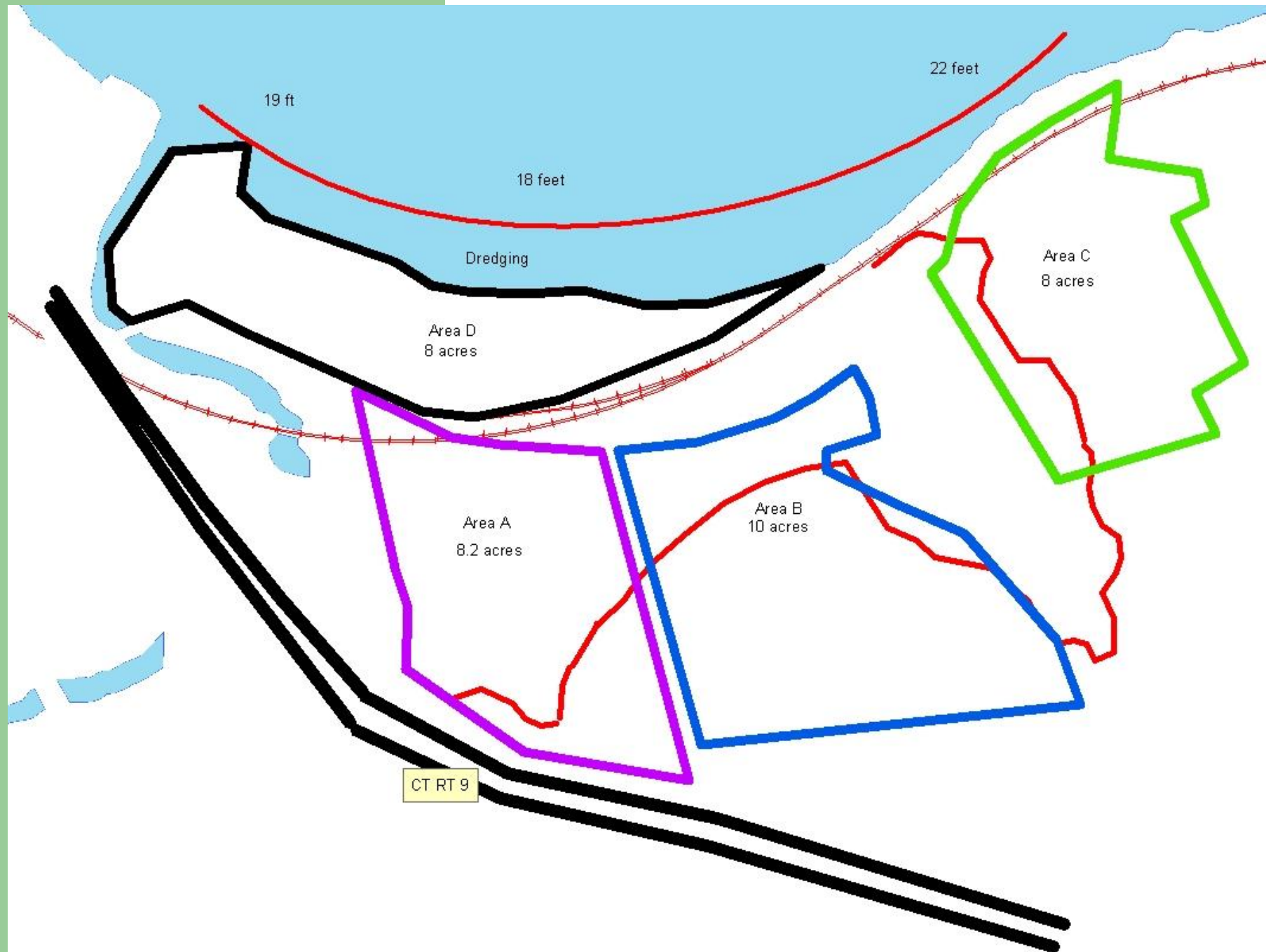


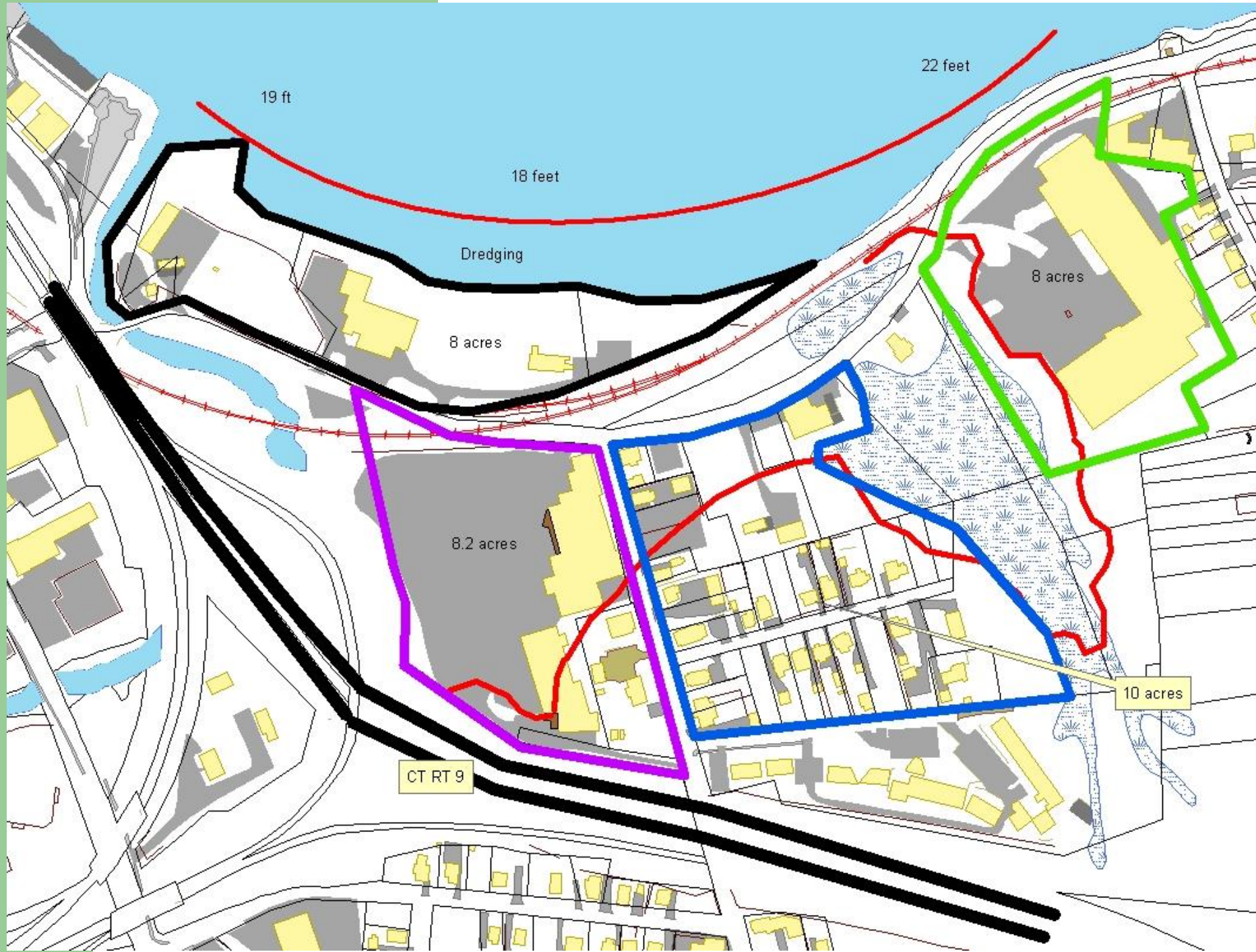
Opportunities

- Over 35 acres of developable land
- Adjacent to Harbor Park & downtown
- RT 9 visibility
- Railroad
- Large tidal wetland
- Railroad
- Over 2,500 feet of waterfront
- Areas A, C, D large parcels one owner

Constraints

- Access
- Dredging
- Floodplain
- Environmental contamination
- Railroad
- Adjacent public housing
- Need to assemble parcels in Area B



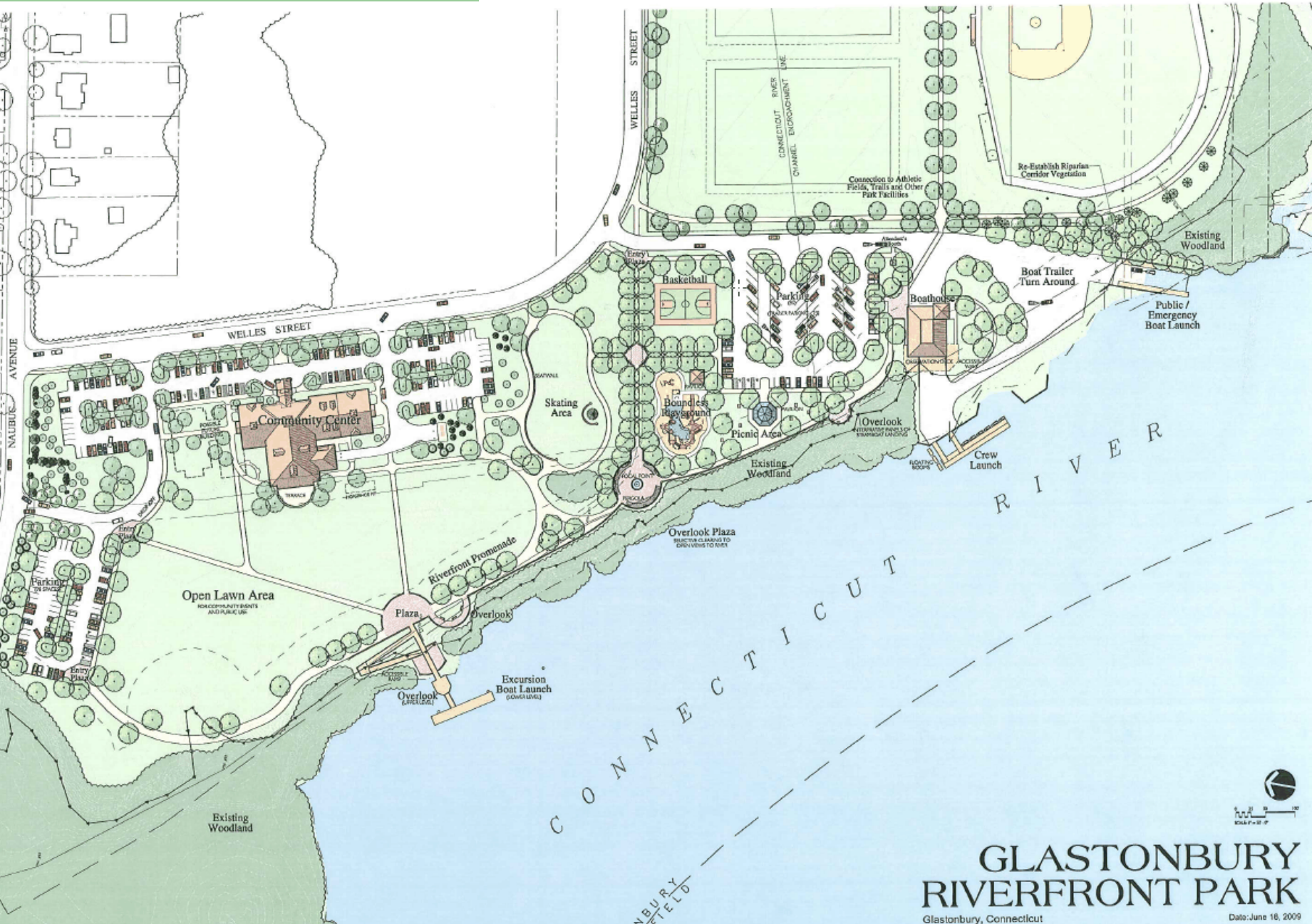


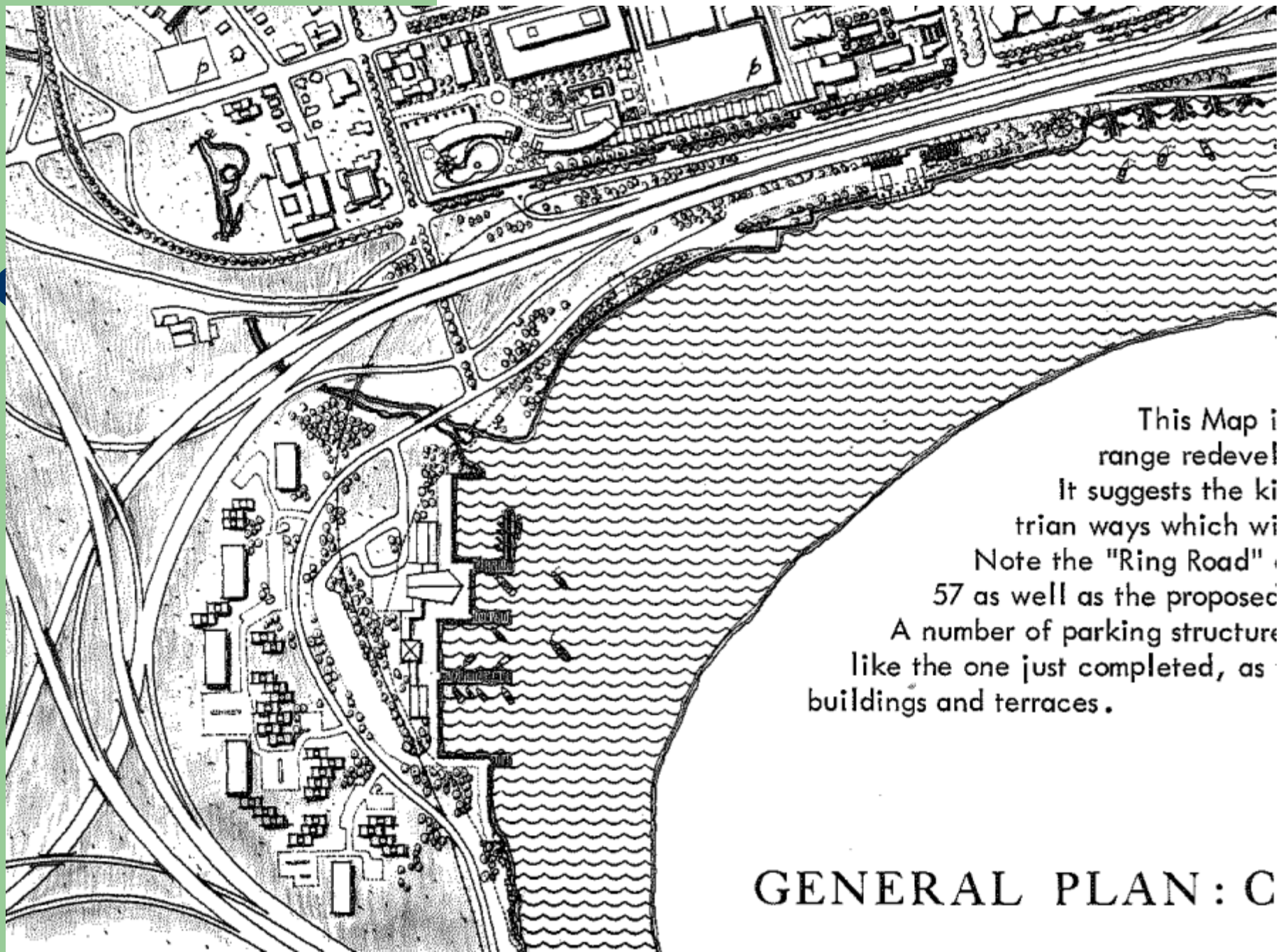


Develop a Vision and Plan

General Waterfront Smart Growth Principles

- Mix land uses, including water-department uses
- Take advantage of compact community design that enhances, preserves, and provides access to waterfront resources
- Provide a range of housing opportunities and choices to meet the needs of both seasonal and permanent residents
- Create walkable communities with physical and visual access to and along the waterfront for public use
- Foster distinctive, attractive communities with a strong sense of place that capitalizes on the waterfronts heritage
- Preserve open space, farmland, natural beauty, and critical environmental areas that characterize and support coastal and waterfront communities
- Strengthen and direct development toward existing communities and encourage waterfront revitalization
- Provides a variety of land-and water-based transportation options
- Make development decisions predictable, fair, and cost effective through consistent policies and coordinated permitting processes
- Encourage community and stakeholder collaboration in development decisions, ensuring that public interests in and rights of access to the waterfront and coastal waters are upheld
- Sustainability

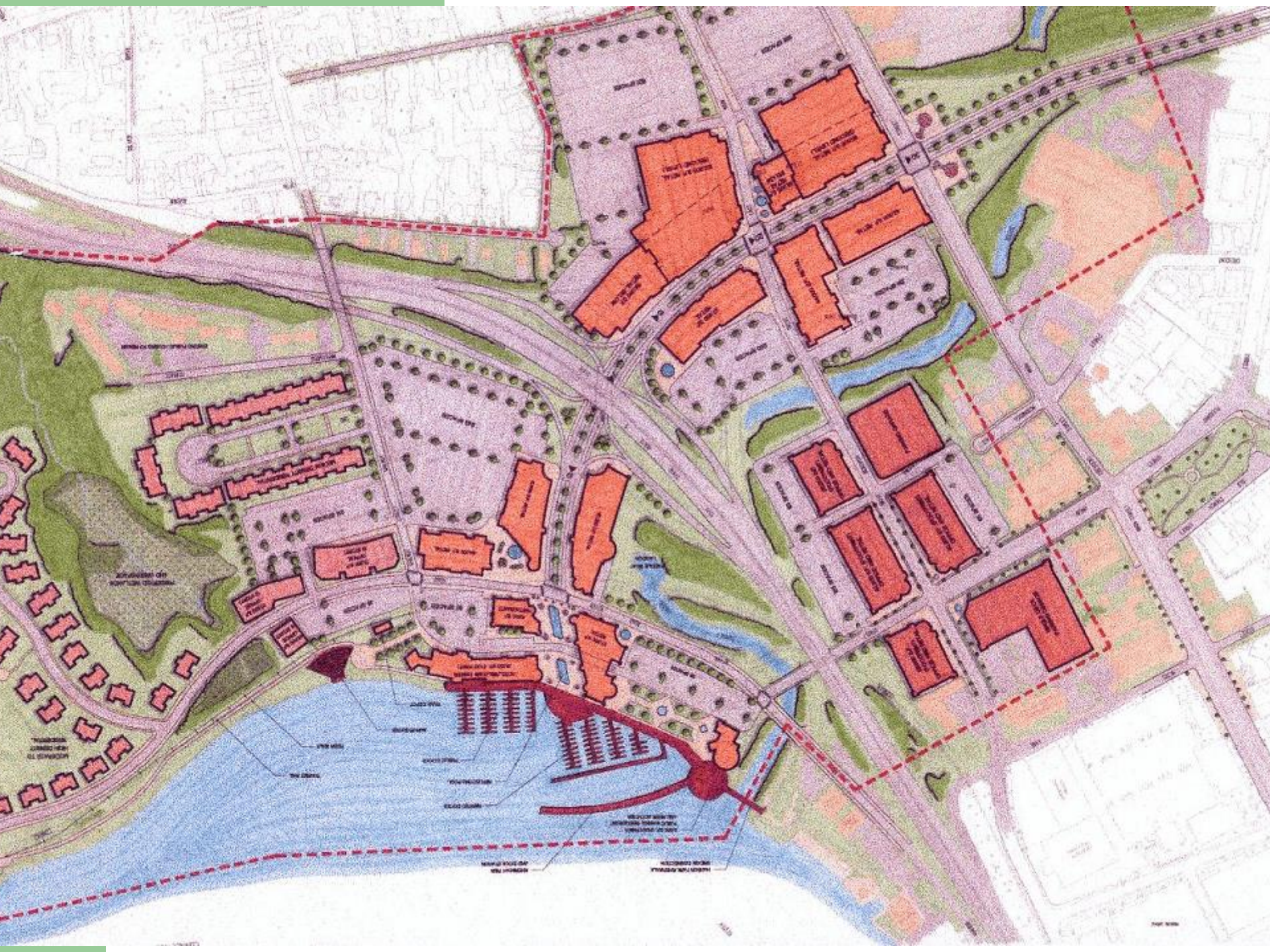


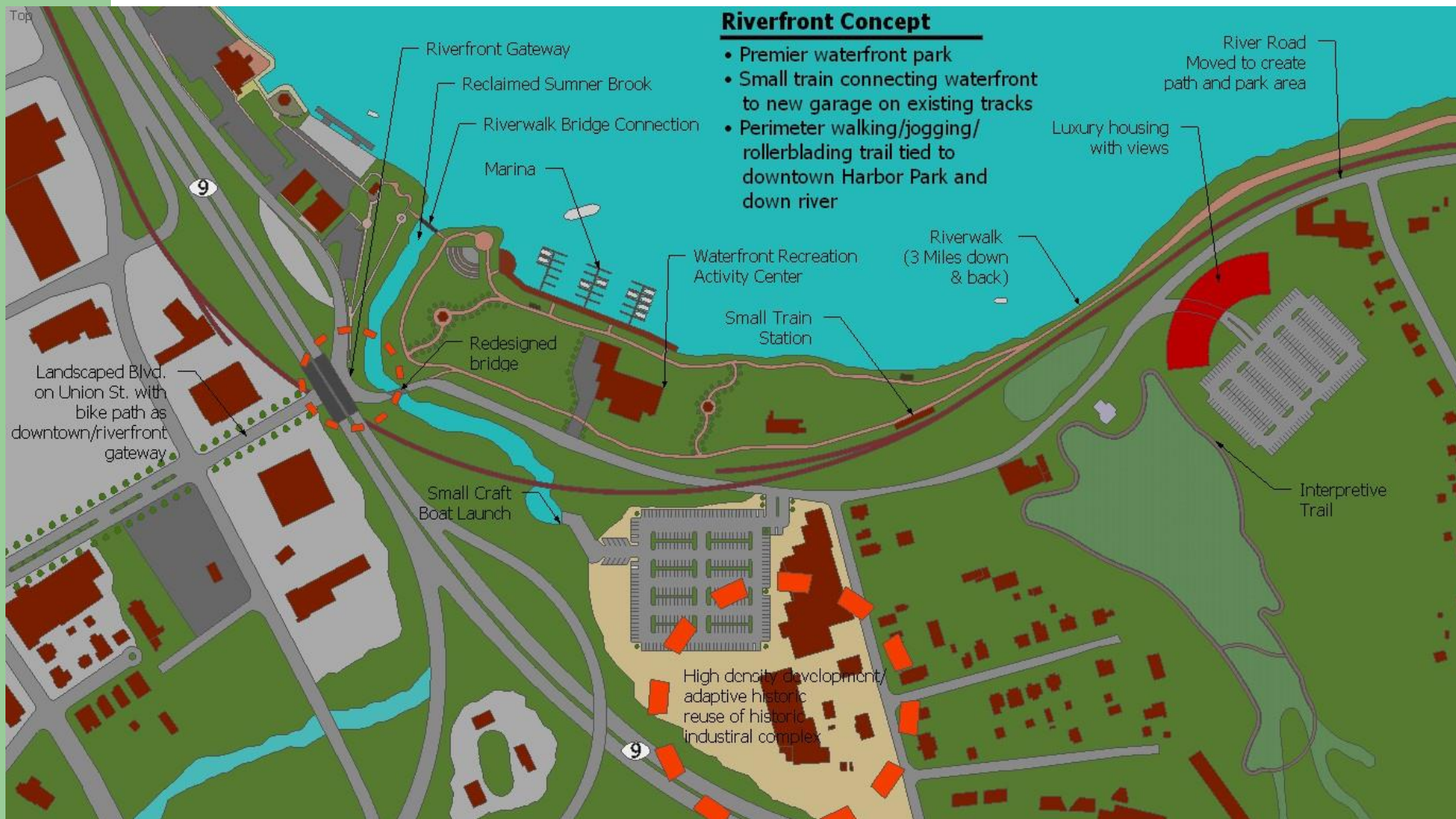


This Map i
range redev
It suggests the ki
trian ways which wi
Note the "Ring Road"
57 as well as the proposed
A number of parking structure
like the one just completed, as
buildings and terraces.

GENERAL PLAN: C







Riverfront Concept

- Premier waterfront park
- Small train connecting waterfront to new garage on existing tracks
- Perimeter walking/jogging/rollerblading trail tied to downtown Harbor Park and down river

River Road
Moved to create
path and park area

Luxury housing
with views

Riverwalk
(3 Miles down
& back)

Waterfront Recreation
Activity Center

Small Train
Station

Redesigned
bridge

Small Craft
Boat Launch

Marina

Riverwalk Bridge Connection

Reclaimed Summer Brook

Riverfront Gateway

Landscaped Blvd.
on Union St. with
bike path as
downtown/riverfront
gateway

High density development/
adaptive historic
reuse of historic
industrial complex

Interpretive
Trail

- 
- Riverfront Planning workshop at Long Hill Estate - April 1st, 2000

Underlying Principles from Year 2000 Planning workshop

- *Keep development at an appropriate scale – complement the adjacent neighborhoods.*
- *Use circulation patterns, land development, and design elements to strengthen the downtown and the riverfront area.*
- *Always focus on the River. Assess development proposals on the basis of their impact upon the river and the riverfront area.*
- *Incorporate pedestrian orientation into street, sidewalk and building design.*
- *Provide multiple points of access – pedestrian, vehicular and visual – to the River.*
- *Protect and enhance views of the river – work with Portland to provide mutual scenic protections for the riverfront areas.*
- *Concentrate open space and active recreational uses along the riverfront.*
- *Establish a significant water-related use such as small marina or a series of docks in the riverfront area.*
- *Use railroad as an asset – establish a tourist attraction around it.*
- *Remove sewage treatment plant from area.*
- *Establish commercial uses that will complement, not take away from, downtown retail.*

- **Mixed use** – its well recognized that single use Euclidean zoning is not sustainable and therefore the new Riverfront Zone will encourage/require mixed use zoning to create places where people can live, work, shop and play and not be dependent on the automobile.
- **Protection of View corridors** – the way to preserve and enhance property values and create a successful living environment is to maintain and create as many views of the river as possible.
- **Natural systems** – as discussed zoning will seek to preserve unique undeveloped natural systems.
- **Encourage/require Water dependent uses** – so as to avoid competition with other commercial areas zoning will establish water dependent / water related uses. For instance a burger shop might not be allowed while a clam or shad shack would be allowed or a canoe / kayak shop would be allowed before a bike shop.
- **Environmentally Sustainable** – in the year 2000 little was discussed about creating sustainable development. Now it is the norm. The zone will talk about reduce, reuse, recycle, LEED and LEED ND certification, green buildings, green roofs, solar panels, geothermal heating, energy efficiency, water conservation and the overall carbon footprint.
- **Permeable** – considering its proximity to the Connecticut River, this consideration is of utmost importance. New development will need to display permeability in its design of required hardscapes and low impact design which promotes water quality. There will be no room for excessive pavement.
- **Dynamic, creative and financially sustainable** – coming out of the current economic downturn developers and investors will be very selective about where they invest. Middletown will have to create a dynamic and creative investment opportunity that provides a sufficient return on investment in order to attract those dollars.

Elements of a Vision

- Relocated treatment plant;
- Environmentally stable and usable properties;
- Hotel / Conference Center;
- Marina;
- Boat Launch;
- Convention Center;
- Major Tourist Attraction;
- Train Station;
- Expanded Harbor Park;
- Expanded boardwalk;
- Sites for Corporate Offices;
- New “Village” Type Residential;
- Mixed use Riverfront development (high end residential condos and shops)
- Bike and pedestrian access from downtown;
- Potential inner harbor area.



83 Ideas from a half day workshop **on April 1st, 2000**

- Boat Launch
- Security service
- Establish safe environment for children regarding water
- Public restrooms
- Tennis courts
- **Casinos**
- Art galleries
- Night clubs
- Waterfront condos
- Benches
- Light
- Children's activities
- Convention Center
- Train Station
- Expanded Harbor Park
- Bike and pedestrian access from downtown
- Potential inner harbor area
- Housing
- Lots of people
- Docks in water – boats
- Ice skating rink with fireplace
- Amphitheater
- Restaurants
- Security services
- Establish safe environment for children regarding water
- **Public restrooms**
- Parking
- Farmers market
- Interesting architectural structures
- Cultural center mural that represents entire history of this area from native America to present

Sounds – laughter, people sounds

Music

Major Tourist Attraction

Quiet

Hotel/Conference Center

Marina

Sounds of water flowing

Relaxing atmosphere

Festive

Casual

Friendly

Feeling of nature – birds singing

Flowers, flowers, flowers

River area is center – other activity flow down to it

Change of pace from commerce walking bicycle paths-all leading to the river

Fun and leisure

People joined through river transportation

Maze

Trees

Security services

Establish safe environment for children regarding water

Public restrooms

Tennis courts

River walk

Picnic tables

Zoo

Small shops

Skate board

Expanded boardwalk

Sites for Corporate office

Sculpture park

Bank stand

Commercially and recreationally vibrant

Family entertainment center

Bicycle path

Fountains in river

- Arboretum
- **Near by first class residential housing for retirees and young professionals**
- Historic park
- School for studying river
- People movers over roadways and train to downtown area
- Riverboat rides
- Hydrofoils para sailing, jet skis
- Making railroad right of way safe
- **Rowing center**
- Information center
- Rock garden
- Roller skating/blading separate from walkways
- Walkway over the road for safe crossing – heated
- **Indoor view of river in winter**
- Bird houses
- Grills/barbecue pits, etc.
- **Bug free environmentally safe**

Next steps

Public Investment to Attract Private Investment. Address the Constraints

- Mayor establish a waterfront planning group; DONE
- Council establish building committee for sewer plant project; DONE
- Planning group facilitate a highly public process, web site, social media, meetings, site walks, etc; Goal - Involve as many residents as possible to get the most ideas
- Build off of results of Year 2000 Riverfront Planning workshop;
- Public process will lead to development of a Vision for the area,
- Retain services of a planning/landscape architecture firm to design a premier waterfront park on city property;

Next Steps

- Coordinate OMO Superfund cleanup with EPA to help achieve the Vision for that parcel;
- Establish zoning regulations and design guidelines to promote private development consistent with the public vision for the area;
- Begin a dialogue with Valley Railroad, CT DOT and CT DEEP regarding extension to Middletown;
- Investigate dredging outside of channel to establish boat launch, docks and marina
- Improve access
- Be prepared in 2015 for significant public investment

1995	Now	2015	2017	2020
-10	-5	0	5	10

Oil terminal	Oil terminal gone	Sewage plant relocated	Public Investment Complete	Vision Achieved
Sewage Plant	Sewage plant funding in place	Super fund clean up complete	Private Investment begins	
Superfund site	Super fund clean up imminent	Vision and appropriate zoning in place		
Unknown contamination	Environmental studies complete	Public funding secured for access, dredging, public spaces, railroad, connections to downtown		
Abandoned and blighted buildings	Abandoned and blighted buildings	Abandoned and blighted buildings eliminated		